

**TOWN OF MANSFIELD
COMMUNITY QUALITY OF LIFE COMMITTEE
MINUTES FOR JUNE 9, 2010 MEETING**

In attendance: B. Paterson, M. Nintean (town staff), J. Hintz (university staff), D. Morse, D. Keene, T. Moran, J. Fried, G. Padick (town staff). M. Hart (town staff)

1. The minutes of the May 6 meeting were approved. Moran moved, Fried seconded.
2. Fried was appointed Recording Secretary.
3. The chair and one additional member have resigned from the committee. Paterson chaired the meeting until a new chair was elected. Keene nominated Moran for chair. Paterson seconded. Morse nominated Fried. Fried did not receive a second. A brief recess was called for purposes of conversation between Moran and Fried. Fried withdrew her name. Moran was elected chair, 4 votes in favor, one abstention.
4. Comments from the public:
Kris Keufner made comments about the need to educate the public about the work of this committee and the “culture of community” in the town. He suggested that a focus on dialogue among community resident taxpayers and student renters would be more productive than focusing exclusively on regulation of unacceptable, nuisance behavior. He also expressed his belief that the public is frustrated by the format of the CQOL meetings because all citizens can do is address the committee individually. He suggested that some other form of dialogue would be more productive. His final comments suggested that the committee take a strong role in educating the community about methods for handling issues of common concern and that the committee focus on the behavior of people rather than the condition of buildings. Mike Sykowski (sp?) and Jake Friedman supported his remarks. Friedman reinforced the importance of setting up methods for landlord/tenant dialogue.
5. Items of business
 - a. Joe Briody has resigned from the committee and from his role as chair. It was suggested that the committee should thank him for his service and that a thank you note should be written. Paterson moved and Keane seconded. Moran will draft a letter to Joe.
 - b. Moran requested that volunteers who wish to apply for vacancies on the committee be encouraged to submit applications to the Committee on Committees on the town website. There was a discussion of increasing the number of members in the CQOL. Nintean reminded people of the difficulty of getting a quorum, the more members, the

more required for a quorum. The committee decided to ask the Town Council to add two alternate members who would attend meetings and could speak but not vote. If there were not enough regular members attending, the alternates could vote and a quorum maintained. Fried moved that this request be forwarded to Council. Paterson seconded. Passed unanimously.

- c. The topic of public participation in committee discussion was brought up. Various possibilities for different methods of allowing the public to speak to the committee were considered. Morse suggested that the meetings open with a 20 minute dialogue, rather than asking individuals to address the committee with no opportunity for give and take. Moran then read the Charge to the Committee, emphasizing that this committee's role is ordinance related and intended to focus on student housing in the community. She suggested that the quality of life is a function of collaboration between university and neighborhood associations, not a government responsibility. The complete text of the Charge is attached. Padick described the open discussion method used in the Planning and Zoning Committee in which the public is permitted to speak after each item on the agenda is discussed but before the committee votes. Patterson suggested that the committee experiment with different approaches. Moran asked for a motion to adopt a specific procedure initially. Fried moved and Keane seconded adoption of the method used by P&Z for the next two meetings. The public will also have the opportunity to address the committee prior to moving through the agenda. Each person will be permitted to speak for no more than 3 minutes.
- d. *Parking Ordinances* – There will be a special town meeting to discuss the proposed parking ordinances expected to occur during July. The Town Council will set the date at its meeting on June 14. The ordinance is currently suspended until a decision on the new ordinance is made. Moran encouraged all interested persons to attend the special town meeting.
- e. *Ponde Place* – Padick gave the committee an update on the status of Ponde Place. The developer and his staff have met with town staff to discuss the status of the project. The original plan was for 638 beds or approximately 180 apartments. The current plan is for 175 beds or 45 units. Currently the sewers for this development are expected to tie into the UConn sewage system and the allocation of water is still under discussion. The proposed site is adjacent to Carriage House on Hunting Lodge Road.
- f. *Nuisance House and Large Assembly Ordinances* – Both of these ordinances are currently under review by the town attorney. There is a question about the right of the government to regulate mass gatherings on private property in Connecticut. These issues are being explored as part of the process of drafting the new ordinances.

g. Model Leases- Hintz distributed a draft of information to be included on one page of the Off Campus Housing Website regarding support for landlords who are drafting leases to use with students. Hintz believes that it is more productive to give landlords sample language for clauses in each lease than to draft entire sample leases. The webpage will also include sample oil agreements, move in/out checklists, relevant state statutes, local ordinances and other helpful information. The site is still under construction. Committee members thanked Hintz for the work he is doing. Moran commented on the work that the Housing Authority staff does in helping landlords and tenants address problems and develop mutually satisfactory solutions. Morse asked if the student conduct code of the university can be referenced in leases as an additional level of accountability for student renters. Several members suggested that there is an important role for a landlords' association to play in maintaining the quality of life in neighborhoods where students live and to enhance communication among themselves and between them, the renters and the town government.

5. Morse moved for adjournment. Paterson seconded. Meeting adjourned at (I didn't notice the time).

Respectfully submitted,
Jane Fried, Secretary